

# AGENCE COULANGE

DEPUIS 1974

399 000 €

Buying house

4 rooms

Surface : 126 m<sup>2</sup>

Surface of the land : 815 m<sup>2</sup>

Year of construction : 1961

Exposition : Sud

View : Jardin

Hot water : Fuel

Inner condition : A moderniser

External condition : good

Couverture : Tuiles

Amenities :

Bedroom on ground floor, Double Glazing,

Calm

3 bedroom

1 shower

2 WC

2 garages

## Informations légales

399 000 € honoraires inclus

5,28% TTC d'honoraires inclus à la charge de l'acheteur (379 000 € hors honoraires), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 2058 Gardanne

Detached house with a surface area of 126 m<sup>2</sup> in the La Crau district, in Gardanne... This property is built on two levels and faces south. You will be seduced by its brightness and its flat land of 815 m<sup>2</sup>. The house, built in the 1960s, has retained all its charm. In good general condition, the interior requires some modernization work. The current layout of the rooms allows for numerous adjustments... On the garden level, the house has an independent kitchen, a dining room, a toilet and a bedroom. Upstairs, it has two large bedrooms, a living room, a bathroom, a toilet and a second kitchen. Two garages, one of 40.59 m<sup>2</sup>, complete this property. Swimming pool land... For further information, contact the agency on 04 42 83 14 14.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
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TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180